Talbot County Planning Commission
Agenda

Wednesday, March 2, 2016 at 9:00 a.m.
Bradley Meeting Room, Talbot County Courthouse
11 N. Washington Street, Easton, Maryland

1. **Call To Order**

2. **Decision Summary Approval for:**
   a. January 6, 2016
   b. February 3, 2016

3. **Old Business**

4. **New Business**

   a. **Applicant:** Todd Hoopes and Dorothy Hoopes
      File No.: A226
      Agent: Pamela P. Gardner, AIA, LLC
      Request: Administrative Variance—expand the heated square footage by 231 square feet
      Location: 4361 Bachelors Point Road, Oxford, MD 21654
      Zoning: Map 53, Grid 13, Parcel 126, Lot 6; Zone: RR

   b. **Applicant:** SharpGas, Inc.
      File No.: SP570
      Agent: Elizabeth Fink of Fink, Whitten & Associates, LLC
      Request: (1) Major Site Plan—addition of propane dispenser pump
      (2) Landscape Waiver
      Location: 9387 Ocean Gateway, Easton, MD 21601
      Zoning: Map 25, Grid 12, Parcel 27; Zone: AC

   c. **Applicant:** Shelvest, Inc./Robert Evans
      File No.: SP571
      Agent: Ryk Lesser/Green Energy Systems
      Request: (1) Major Site Plan—construction of a photovoltaic solar array
      (2) Street Tree Waiver
      Location: 11710 Longwoods Road, Easton, MD 21601
      Zoning: Map 10, Grid 11, Parcel 103; Zone: AC

   d. **Applicant:** Shelvest, Inc.
      File No.: Appeal No. 16-1645
      Agent: Ryk Lesser/Green Energy Systems
      Request: Special Exception—to establish a "utility structure" use consisting of eight (8) photovoltaic solar panel arrays, associated inverters and equipment on approximately 1/3 acre
      Location: 11710 Longwoods Road, Easton, MD 21601
      Zoning: Map 10, Grid 11, Parcel 103; Zone: AC

   e. **Applicant:** Long Point Preserve, LLC c/o Ray Jackson, Richard Osborne
      John T. Benjamin Estate, Property Owner
      File No.: M1159
      Agent: Sean Callahan, Lane Engineering, LLC
      Request: (1) Sketch Small Scale Subdivision
      (2) Sketch Major Revision Plat
      (3) Lot Size Waiver (Lots 2, 5 & 6)
      Location: 29275 Dogwood View, Oxford, MD 21654
      Zoning: Map 47, Grid 22, Parcel 42; Zone: RC/WRC

5. **Discussion Items**
6. **Staff Matters**
7. **Work Sessions**
8. **Commission Matters**
9. **Adjournment**